

1 ROGER P. CROTEAU, ESQ.
Nevada Bar No. 4958
2 TIMOTHY E. RHODA, ESQ.
Nevada Bar No. 7878
3 ROGER P. CROTEAU & ASSOCIATES, LTD.
9120 West Post Road, Suite 100
4 Las Vegas, Nevada 89148
(702) 254-7775
5 (702) 228-7719 (facsimile)
croteaulaw@croteaulaw.com
6 *Attorney for Plaintiff*
LAS VEGAS DEVELOPMENT GROUP, LLC

7
8 UNITED STATES DISTRICT COURT
9 DISTRICT OF NEVADA

10 ***

11 LAS VEGAS DEVELOPMENT GROUP, LLC,)
a Nevada limited liability company,)

12 Plaintiff,)

Case No. 2:15-cv-00917-GMN-NJK

13 vs.)

14 2014-3 IH EQUITY OWNER, LP, a Delaware)
limited partnership; BANK OF AMERICA,)
15 NA, a National Banking Association;)
MERIDIAN FORECLOSURE SERVICE, a)
16 California corporation; THR NEVADA II, LP a)
Delaware limited partnership; THR)
17 PROPERTY BORROWER, LP, a Delaware)
limited partnership; THR PROPERTY)
18 GUARANTOR, LP, a Delaware limited)
partnership; THR PROPERTY HOLDCO, LP, a)
19 Delaware limited partnership; 2014-3 IH)
PROPERTY HOLDCO, LP, a Delaware limited)
20 partnership; 2014-3 IH BORROWER, LP, a)
Delaware limited partnership; GERMAN)
21 AMERICAN CAPITAL CORPORATION, a)
Maryland corporation; CHRISTIANA TRUST,)
22 an unknown business entity; DOE individuals I)
through XX; and ROE CORPORATIONS I)
23 through XX,)

24 Defendants.)

25
26 **STIPULATION TO EXTEND TIME TO RESPOND**
TO MOTIONS FOR SUMMARY JUDGMENT
27 **(Second Request)**

28 COMES NOW Plaintiff, LAS VEGAS DEVELOPMENT GROUP, LLC, and

1 Defendants, 2014-3 IH EQUITY OWNER, LP, CHRISTIANA TRUST, 2014-3 IH
2 BORROWER, LP, 2014-3 IH PROPERTY HOLDCO, LP, THR NEVADA II, LP, THR
3 PROPERTY BORROWER, LP, THR PROPERTY GUARANTOR, LP, and THR PROPERTY
4 HOLDCO, LP, by and through their undersigned counsel, and hereby stipulate and agree as
5 follows:

- 6 1. On September 12, 2019, Defendants, 2014-3 IH Equity Owner, LP; THR Nevada
7 II, LP; THR Property Borrower, LP; THR Property Guarantor, LP, THR Property
8 Holdco, LP; and 2014-1 IH Property Holdco, LP filed a Motion for Summary
9 Judgment herein [ECF #86]. A response to said Motion is presently due on
10 October 28, 2019, pursuant to this Court's Order dated October 18, 2019 [ECF
11 #98].
- 12 2. On September 12, 2019, Defendant, Bank of America, N.A., filed a Motion for
13 Summary Judgment herein [ECF #87]. A response to said Motion is presently
14 due on October 28, 2019, pursuant to this Court's Order dated October 18, 2019
15 [ECF #98].
- 16 3. In addition, certain joinders have been filed. [ECF #88, 89].
- 17 4. On October 23, 2019, this Court directed that the parties participate in a
18 settlement conference on January 28, 2020. [ECF #100].
- 19 5. Plaintiff's counsel has been required to devote time and attention to numerous
20 other pending legal matters since the filing of the subject Motions which has
21 detracted from the time available prepare a response. Plaintiff's counsel has
22 further been ill for the better part of the last week.
- 23 6. In addition, the parties desire to explore settlement in advance of the settlement
24 conference that is scheduled to take place on January 28, 2020, before expending
25 additional resources.
- 26 7. Based upon the foregoing, the parties hereto stipulate and agree that Plaintiff shall
27 have an additional period of time until November 18, 2019, in which to respond to
28 the Defendants' pending Motions for Summary Judgment [ECF #86, 87], and to

the extent necessary the Joinders associated therewith [ECF #88, 89].

8. This Stipulation is made in good faith and not for purpose of delay.

Dated this 28th day of October, 2019.

ROGER P. CROTEAU &
ASSOCIATES, LTD.

HUTCHISON & STEFFEN

/s/ Timothy E. Rhoda
TIMOTHY E. RHODA, ESQ.
Nevada Bar No. 7878
9120 West Post Road, Suite 100
Las Vegas, Nevada 89148
(702) 254-7775
croteaulaw@croteaulaw.com
Attorney for Plaintiff
Las Vegas Development Group, LLC

AKERMAN LLP

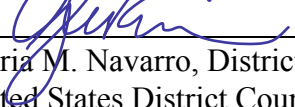
/s/ Scott Robert Lachman
SCOTT ROBERT LACHMAN, ESQ.
Nevada Bar No. 12016
1635 Village Center Circle, Suite 200
Las Vegas, NV 89134
702-634-5021
scott.lachman@akerman.com
Attorney for Defendant
Bank of America, N.A.

/s/ Matthew K. Schriever
MATTHEW K. SCHRIEVER, ESQ.
Nevada Bar No. 10745
10080 W ALTA DR, STE 200
LAS VEGAS, NV 89145
702-385-2500
702-385-2086 (fax)
mschriever@hutchlegal.com
Attorneys for Defendants
2014-3 IH Borrower, LP,
German American Capital
Corporation and Christiana Trust

GERRARD, COX & LARSEN

/s/ Fredrick J. Biedermann
FREDRICK J. BIEDERMANN, ESQ.
Nevada Bar No. 11918
2450 St. Rose Parkway, Suite 200
Henderson, NV 89074
702-796-4000
702-796-4848 (fax)
fbiedermann@gerrard-cox.com
Attorneys for Defendants
2014-3 IH Equity Owner, LP,
2014-3 IH Property Holdco, LP,
THR Nevada II, LP, THR Property
Borrower, LP, THR Property
Guarantor, LP and THR Property
Holdco, LP

IT IS SO ORDERED

By: 
Gloria M. Navarro, District Judge
United States District Court

Dated this 13 day of November, 2019.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of October, 2019, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION TO EXTEND TIME TO RESPOND TO MOTIONS FOR SUMMARY JUDGMENT (Second Request)** to the following parties:

Matthew K Schriever
HUTCHISON & STEFFEN
10080 W ALTA DR, STE 200
LAS VEGAS, NV 89145
702-385-2500
702-385-2086 (fax)
mschriever@hutchlegal.com
*Attorneys for Defendants
2014-3 IH Borrower, LP,
German American Capital
Corporation and Christiana Trust*

William Shane Habdas
Akerman LLP
1635 Village Center Circle, Suite 200
Las Vegas, NV 89134
702-634-5000
702-380-8572 (fax)
william.habdas@akerman.com
*Attorney for Defendant
Bank of America, N.A.*

Darren T Brenner
Akerman LLP
1635 Village Center Circle, Suite 200
Las Vegas, NV 89134
702-634-5000
702-380-8572 (fax)
darren.brenner@akerman.com
*Attorney for Defendant
Bank of America, N.A.*

Scott Robert Lachman
Akerman LLP
1635 Village Center Circle, Suite 200
Las Vegas, NV 89134
702-634-5021
scott.lachman@akerman.com
*Attorney for Defendant
Bank of America, N.A.*

Douglas D. Gerrard
Gerrard, Cox & Larsen
2450 St. Rose Parkway, Suite 200
Henderson, NV 89074
702-796-4000
702-796-4848 (fax)
dgerrard@gerrard-cox.com
*Attorneys for Defendants
2014-3 IH Equity Owner, LP,
2014-3 IH Property Holdco, LP,
THR Nevada II, LP, THR Property
Borrower, LP, THR Property
Guarantor, LP and THR Property
Holdco, LP*

Fredrick J. Biedermann
Gerrard, Cox & Larsen
2450 St. Rose Parkway, Suite 200
Henderson, NV 89074
702-796-4000
702-796-4848 (fax)
fbiedermann@gerrard-cox.com
*Attorneys for Defendants
2014-3 IH Equity Owner, LP,
2014-3 IH Property Holdco, LP,
THR Nevada II, LP, THR Property
Borrower, LP, THR Property
Guarantor, LP and THR Property
Holdco, LP*

John T Steffen
Hutchison & Steffen, LLC
10080 W. Alta Drive
Suite 200
Las Vegas, NV 89145
702-385-2500
702-385-2086 (fax)
jsteffen@hutchlegal.com
*Attorneys for Defendants
2014-3 IH Borrower, LP,
German American Capital
Corporation and Christiana Trust*

/s/ Timothy E. Rhoda
An employee of ROGER P. CROTEAU &
ASSOCIATES, LTD.